Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Affiant

Subscribed and sworn to before me, this 20th day of March, 2013.

Notary Public
My commission expires:

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

04-1303-54621

Address of New Owner:	Send Tax Bills to:	Tax Information
Gizachew T. Debele	Movement Mortgage, LLC	176-05-0-C-005.00 CO
4717 Rockland Trail	841 Seahawk Circle	
Antioch TN 37167	Virginia Beach, VA 23452	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brady L. Shugart and wife, Judy G. Shugart, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gizachew T. Debele and Mesert K. Adis, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Waterbrooke, of record in Instrument No. 20050914-0110516, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brady L. Shugart and wife, Judy G. Shugart by deed from Corinthian Custom Homes, Inc., dated October 30, 2006, recorded October 31, 2006, of record in Instrument No. 20061031-0135232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4717 Rockland Trail, Antioch, TN 37167

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130028766 DEEDWARR
Recvd: 04/09/13 10:43 2 pgs
Fees:13.00 Taxes:540.20
20130409-0035001

WITNESS my hand this 20th day of March, 2013.

x Brady L. Shugart
Brady L. Shugart

x Judy G. Shugart
Judy G. Shugart

STATE OF Alabama
COUNTY OF St. Clair

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brady L. Shugart and Judy G. Shugart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Moody (City) Alabama (State), this 20th day of March, 2013.

Tonya K. Hammon
Notary Public

My Commission expires: 6/1/2014

